



CITY OF FALLS CHURCH

CITY HALL/PUBLIC SAFETY FACILITY TASKFORCE

Thursday November 13, 2014, 2:45 p.m. to 4:15 p.m.

Meeting Minutes

Agenda

1. Introductions (2:45 - 3:00)
2. Establish a decision making process (3:00 - 3:15)
3. Discuss Project add-on options and recommendation to Council (3:15 - 4:15)
4. Discuss “next steps” – establish future meeting agendas, general timeline, critical dates (4:15 - 4:30)
5. Wrap-up/Schedule next meeting date (4:30 - 5:00)

Meeting Minutes

The four add on options and core project were discussed.

The comments below represent the portion of the discussion related to expanding the scope to include add on options and will be included in the recommendation memo to Council.

- As the City grows, there will be unforeseen changes in staffing, space usage, City services, and building security. The City Hall Public Safety Expansion and Renovations should consider these future needs and address them proactively, instead of addressing needs using piecemeal add-ons and unintegrated projects. The City Hall City Hall Public Safety Expansion and Renovations scope should be expanded to include all four add ons to address a 30 year timeframe of growth and include flexibility within the building space design to adapt to future challenges.
- HVAC system repairs are necessary and inevitable and should be implemented and integrated with the City Hall project to maximize use of City resources, increase energy efficiency, reduce future electric bills, and reduce operational impacts of future construction and maintenance.
- City Hall Campus parking demands, such as the Courts, Library and Community Center programs/special events and Farmer’s Market, exist and continue to grow, putting pressure on adjacent private properties, facilities, and street parking. A second story addition to the approved parking garage would maximize the use of the building footprint and be a cost effective way to alleviate these issues and develop part of a future parking solution for the Campus.
- City Hall’s needs have changed over the years and many of these needs have been addressed one by one, resulting in a building that lacks a cohesive “flow”. An integrated design is needed which includes public safety needs but incorporates other building aspects and functions including public spaces, office spaces, building mechanicals, and core spaces. Adding add-on options 3 and 4 would provide more opportunities to address public, City staff, and additional security by allowing design flexibilities in elements such as the entryway, the building footprint, wayfinding, circulation, accessibility, and office layouts.

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- Add-on option 4 will provide opportunities to improve the connection of the rear parking garage with the rest of the building for enhanced security, weather protection, improved integration between building functions, and staff accessibility.
- Construction costs and interest rates will continue to rise. It will be in the City's best interest to expand the project scope to take advantage of the current economic climate. There will be economies of scale gained using a larger construction contract versus piecemeal projects and reduced construction impacts on City services and operations.
- The final design of the project, including the central front entryway, parking garage integration, building architecture, and exterior building security elements will require close coordination between the Taskforce, City staff, and the community. The central front entrance design needs to be welcoming, accessible, and functional to the public while also honoring the historical and cultural significance of the building.

Other comments were made regarding the overall design aspects of the project, summarized below:

- Potential front entrance design elements were discussed including an on grade entrance, larger entry-way/foyer, improved wayfinding and circulation, reception/security desk. Providing a welcoming, navigable, and secure first impression should be a main goal of the front entrance design.
- A roof on the final parking structure could provide opportunities such as solar power – the final design should maximize use of the garage building base plate.
- 2nd floor of the garage should integrate with the north side addition – design ideas that were discussed included employee entrances, vertical integration, accessibility, filling in the proposed delivery area, and entrances into both wings through the garage.
- Security assessment should be considered as part of front entrance design.

The City Hall/Public Safety Facility Taskforce voted 13-0 in support of including all four add-on options to the City Hall Public Safety Expansion and Renovations project.



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